

OWNER
BARBARA J. BARATS TRUST
1136 OLD SISKIYOU HWY
ASHLAND, OREGON 97520

LAND PARTITION SURVEY

PARTITION PLAT No. P-4-2014

(A MEASURE 49 LAND PARTITION)
(FILE NO. SUB2013-00041)

LOCATED IN

The S.W.. 1/4 of Sec. 32, T.39S., R.2E., W.M.
The N.W & S.W.. 1/4 of Sec. 5, T.40S., R.2E., W.M.
The N.E. 1/4 of Sec. 6, T.40S., R.2E., W.M.
Jackson County, Oregon

FOR

BARBARA J. BARATS TRUST
1136 OLD SISKIYOU HWY
ASHLAND, OREGON 97520

APPROVAL:

KAM
JACKSON COUNTY PLANNING DEPARTMENT
FILE NO. SUB2013-00041
DATE 12/27/13

APPROVAL

Examined and Approved this 23rd day of December, 2013.

Scott J.
Jackson County Surveyor

COUNTY SURVEYOR File No. 21394

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Barbara J. Barats, Trustee of the Barbara J. Barats Trust, is the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the partition plat.

BARBARA J. BARATS TRUST

Barbara J. Barats
BARBARA J. BARATS, TRUSTEE

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY APPEARED THE ABOVE NAMED BARBARA J. BARATS, TRUSTEE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON BEHALF OF THE BARBARA J. BARATS TRUST, TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS DAY OF December 23, 2013.

Karen E. Stevenson
NOTARY PUBLIC - OREGON

Commission No. 470281
My Commission Expires 8/25/16

RECORDING

Filed for record this the 3rd day of January, 2014
at 1:55 o'clock P.M. and recorded as Partition Plat No.

P-4-2014 of the Records of Partition Plats In Jackson
County, Oregon. Index Volume 25, Page 4.

Christine D. Walker County Clerk
Carmen D. Helman Deputy

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid. as of 1/2/14.

David Wright, Deputy Assessor
Date 1/2/14

Patty Budzinski, Deputy Tax Collector
Date 1/2/14

INDEX OF SHEETS

SHEET 1 OF 3 - DECLARATION, SIGNATURES, CONSENTS
SHEET 2 OF 3 - MAP, NOTES & GENERAL EASEMENTS
SHEET 3 OF 3 - MAP

SURVEYORS CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction, and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the northwest corner of Section 05 in Township 40 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon; thence North 89°56'07" East, along the north boundary of said Section 05, a distance of 1145.29 feet to the TRUE POINT OF BEGINNING; thence South 520.0 feet; thence South 77°00' West 220.0 feet; thence South 69°00' West 335.0 feet; thence North 50°00' West 264.85 feet; thence North 518.47 feet to the said north boundary of Section 05; thence South 89°56'07" West, along said north boundary, 415.29 feet to the said northwest corner of Section 05; thence South 00°44'37" West, along the west boundary of the said Section 05, a distance of 1980 feet, more or less, to the northeastern right-of-way line of the Central Oregon & Pacific Railroad; thence in a southeasterly direction, along said railroad right-of-way, 810 feet, more or less, to the south boundary of the Southwest Quarter of the Northwest Quarter of said Section 05; thence North 89°40'16" East, along said south boundary, 935 feet, more or less, to the southeast corner of said quarter-quarter; thence North 00°18'03" West, along the east boundary of said quarter-quarter, 1336.42 feet to the northeast corner thereof, being the southwest corner of Government Lot 6 in said Section 05; thence North 89°52'24" East, along the south boundary of said Government Lot 6, a distance of 1205.45 feet to a 5/8 inch rebar; thence North 10°46'47" West 43.97 feet to a 1 inch iron pipe set on the easterly right-of-way of the Talent Irrigation District Canal marking the southeast corner of the 35 foot wide strip of land described in deed recorded as No. 03-80703 of the Official Records of Jackson County, Oregon; thence in a northerly direction, along said easterly canal right-of-way as described in said deed recorded as No. 03-80703, to the south boundary of a 60 foot strip of land described in Volume 599, Page 496 of the Deed Records of said Jackson County; thence leaving said canal right of way, North 60°56'50" East, along the south boundary of said described 60 foot wide strip, 423.70 feet; thence North 56°28'40" East 337.35 feet to the southwestern right-of-way line of Old Highway No. 99; thence North 31°42'20" West, along said highway right-of-way, 60.03 feet to the most northern corner of said described strip; thence South 56°28' West, along the north boundary of said described strip 336.65 feet; thence South 60°55' West 589.68 feet to the northwest corner of said described strip; thence South 27°44' East 60.0 feet to the most southern corner thereof; thence continue South 27°44' East, along the northeastern boundary of the tract described in deed recorded as No. 89-28628 of said Official Records, 1.51 feet to the southeast corner thereof; thence South 79°49'09" West 306.62 feet; thence northwesterly 612.29 feet along the arc of a 340.00 foot radius curve to the right (the long chord to which bears North 51°35'25" West 532.84 feet); thence North 366.40 feet (record 334.91 feet) to the north boundary of the aforesaid Section 05; thence South 89°56'07" West, along said north boundary, 137.00 feet to the true point of beginning.

TOGETHER WITH that tract of land described in deed recorded as No. 2003-80704 of the Official Records of Jackson County, Oregon, being more specifically described as follows: Beginning at a found 1 inch galvanized iron pipe with a 2 1/2 inch diameter bronze cap situated at the southwest corner of Section 32 in Township 39 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon; thence North 62°18'57" East, along that boundary line by agreement recorded as Document Nos. 78-25943, 78-25944, 78-25945 and 78-25946 of said Official Records, 135.58 feet to a 5/8 inch iron pin; thence North 64°17'28" East 178.75 feet to a 5/8 inch iron pin; thence North 70°35'14" East 49.27 feet to a 5/8 inch iron pin; thence North 61°20'25" East 64.93 feet to a 5/8 inch iron pin; thence North 65°59'07" East 253.80 feet to a 5/8 inch iron pin; thence North 64°16'00" East 91.22 feet to a 5/8 inch iron pin; thence North 64°19'42" East 129.20 feet to a 5/8 inch iron pin; thence North 63°00'14" East 117.49 feet to a 5/8 inch iron pin; thence North 63°27'33" East 300.81 feet to a found 3/4 inch black iron pipe; thence North 62°51'05" East 28.25 feet to a point in the average centerline of the Talent Irrigation District Canal; thence along said centerline to a point which bears North 63°30' East 1329.7 feet from the aforesaid southwest corner of said Section 32; said point also being the northwest corner of that tract described as Parcel 1 of Document No. 72-07871 of said Official Records; thence South 32°32' East, along the western lines of Parcels 1, 2, and 3 of said Document No. 72-07871 of said Official Records, to the south boundary of said Section 32; thence South 89°56'07" West, along said south boundary, to the true point of beginning.

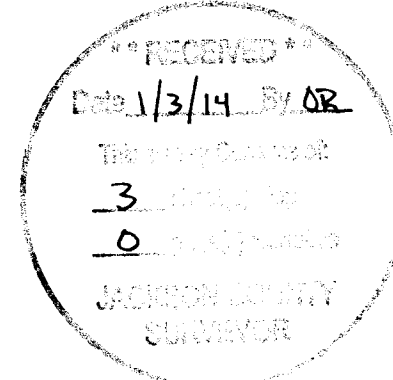
TOGETHER WITH that portion of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 05, Township 40 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon, lying southwesterly of the Central Oregon & Pacific Railroad right-of-way.

TOGETHER WITH that tract of land described in deed recorded as No. 95-36007 of the Official Records of Jackson County, Oregon, being more particularly described as: The Southeast Quarter of the Northeast Quarter of Section 06, Township 40 South, Range 2 East, Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM that portion lying westerly of the easterly line of Interstate Highway 5 conveyed to the State of Oregon, by and through its State Highway Commission, by Deeds recorded in Volume 196, Page 309 and Volume 204, Page 232 and Volume 541, Page 447 of the Deed Records of Jackson County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying with the Central Oregon & Pacific Railroad right-of-way (previously known as the Southern Pacific Railroad Company)

ALSO EXCEPTING THEREFROM THE FOLLOWING: Commencing at the northwest corner of Section 05 in Township 40 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon; thence North 89°56'07" East, along the north boundary of said Section 05, a distance of 1145.29 feet to the TRUE POINT OF BEGINNING; thence South 520.0 feet; thence South 77°00' West 220.0 feet; thence South 69° 00' West 335.0 feet; thence North 50°00' West 264.85 feet; thence North 518.47 feet to the said north boundary of Section 05; thence North 89°56'07" East along said north boundary, 730.00 feet to the true point of beginning.



REGISTERED PROFESSIONAL LAND SURVEYOR

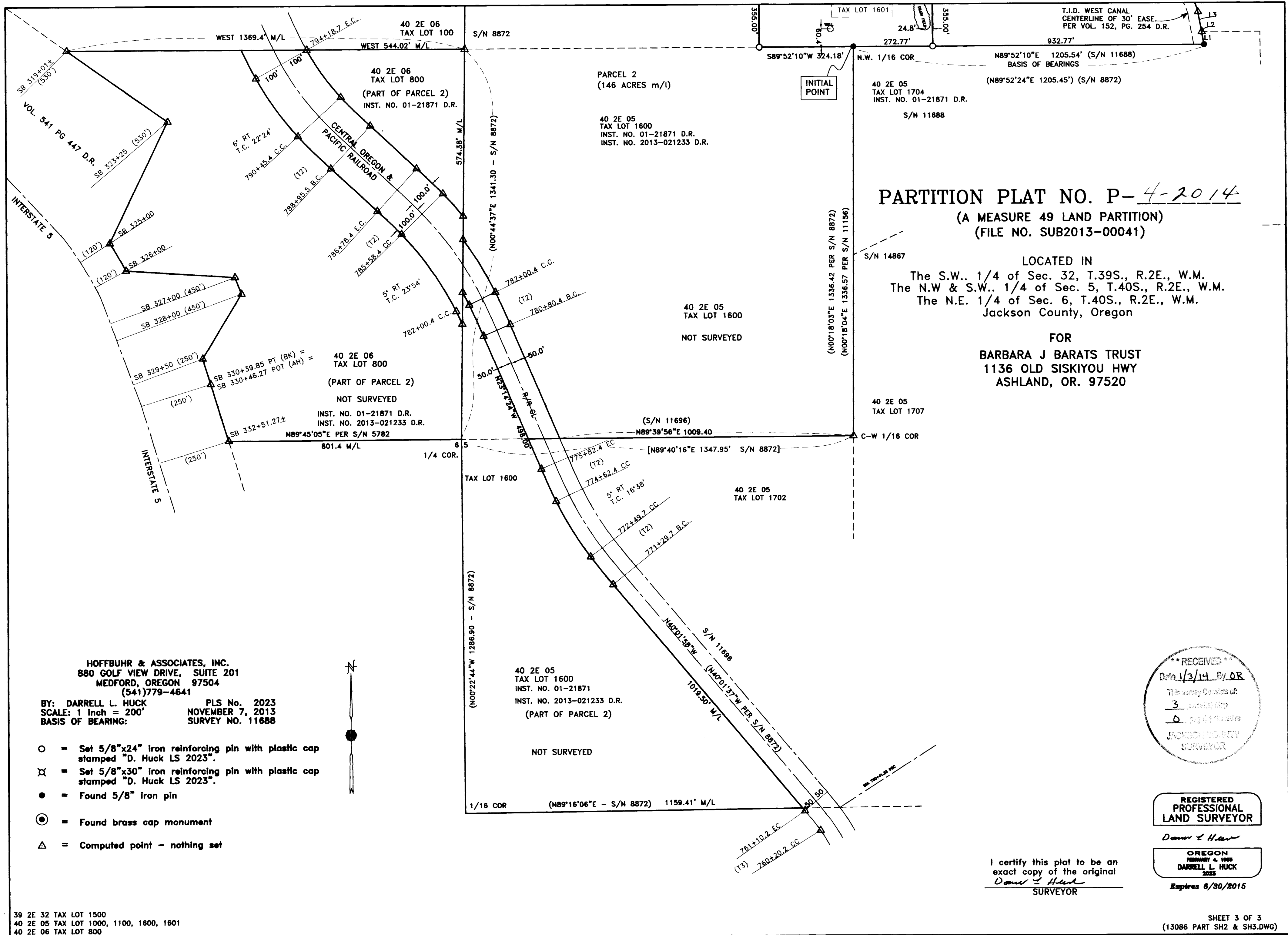
Darrell L. Huck
OREGON
FEBRUARY 4, 1985
DARRELL L. HUCK
2023
Expires 6/30/2015

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

Darrell L. Huck
Surveyor

(13086 PART SH1 .DWG)
SHEET 1 OF 3

39 2E 32 TAX LOT 1500
40 2E 05 TAX LOT 1000, 1100, 1600, 1601
40 2E 06 TAX LOT 800



PARTITION PLAT NO. P-4-2014
 (A MEASURE 49 LAND PARTITION)
 (FILE NO. SUB2013-00041)

LOCATED IN
 The S.W. 1/4 of Sec. 32, T.39S., R.2E., W.M.
 The N.W. & S.W. 1/4 of Sec. 5, T.40S., R.2E., W.M.
 The N.E. 1/4 of Sec. 6, T.40S., R.2E., W.M.
 Jackson County, Oregon

FOR
BARBARA J BARATS TRUST
 1136 OLD SISKIYOU HWY
 ASHLAND, OR. 97520

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201
 MEDFORD, OREGON 97504
 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 200' NOVEMBER 7, 2013
 BASIS OF BEARING: SURVEY NO. 11688

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin
- ⊙ = Found brass cap monument
- △ = Computed point - nothing set

****RECEIVED****
 Date 1/3/14 By DR
 This survey consists of:
 3 sheets Map
 0 pages Narrative
 JACOBSON COUNTY
 SURVEYOR

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Darrell L. Huck

OREGON
 FEBRUARY 4, 1985
DARRELL L. HUCK
 2023

Expires 8/30/2015

I certify this plat to be an exact copy of the original
Darrell L. Huck
 SURVEYOR

39 2E 32 TAX LOT 1500
 40 2E 05 TAX LOT 1000, 1100, 1600, 1601
 40 2E 06 TAX LOT 800

SHEET 3 OF 3
 (13086 PART SH2 & SH3.DWG)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey and monument a Measure 49 Land Partition as approved by the Jackson County Planning Department (File No. SUB2013-00041)

PROCEDURE: The property being partitioned is described in Instrument No. 2013-018982, which was re-recorded as Instrument No. 2013-02133 and includes Tax Lot 1500 of assessor's map 39 2E 32 and Tax Lots 1000, 1100, 1600, 1601 of assessor's map 40 2E 05 along with Tax Lot 800 of assessor's map 40 2E 06. Portions of the property have been subject to previous surveys No. 8877, 11156, 11688 and 11696. Monuments per survey no. 11688 were found and held for control for this survey. The location of the Parcel 1, (5 acre tract) was computed according to client's direction and monuments were set as shown. The boundary of Parcel 2 was not surveyed for this partition and the location for platting purposes was computed from surveys of record, deed documents No. 2013-02133, 03-80703, 03-80704, 2013-021234, 2013-018981, and Volume 541, Page 447, along with State Highway right-of-way map No. 8B-26-17 and railroad right-of-way map V 15-5.

Equipment used: Trimble S6 Robotic Instrument.

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1 inch = 200' NOVEMBER 7, 2013 BASIS OF BEARING: SURVEY NO. 11688

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
● = Found 5/8" iron pin per S/N 8872 and 4126 unless noted otherwise
△ = Computed point - nothing set
D.R. = Deed Records, Jackson County, Oregon
S/N = Survey Number
REC = Record per Vol. 599 page 498 D.R.
[] = Dimension per survey no. 4126

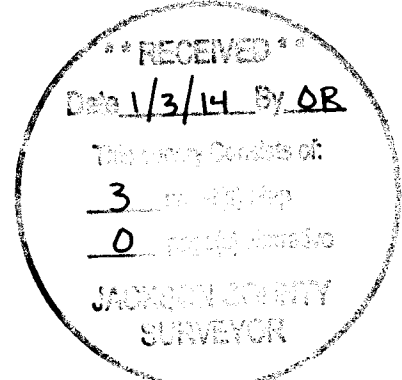
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LOCATED IN The S.W. 1/4 of Sec. 32, T.39S., R.2E., W.M. The N.W. & S.W. 1/4 of Sec. 5, T.40S., R.2E., W.M. The N.E. 1/4 of Sec. 6, T.40S., R.2E., W.M. Jackson County, Oregon

FOR BARBARA J BARATS TRUST 1136 OLD SISKIYOU HWY ASHLAND, OR. 97520

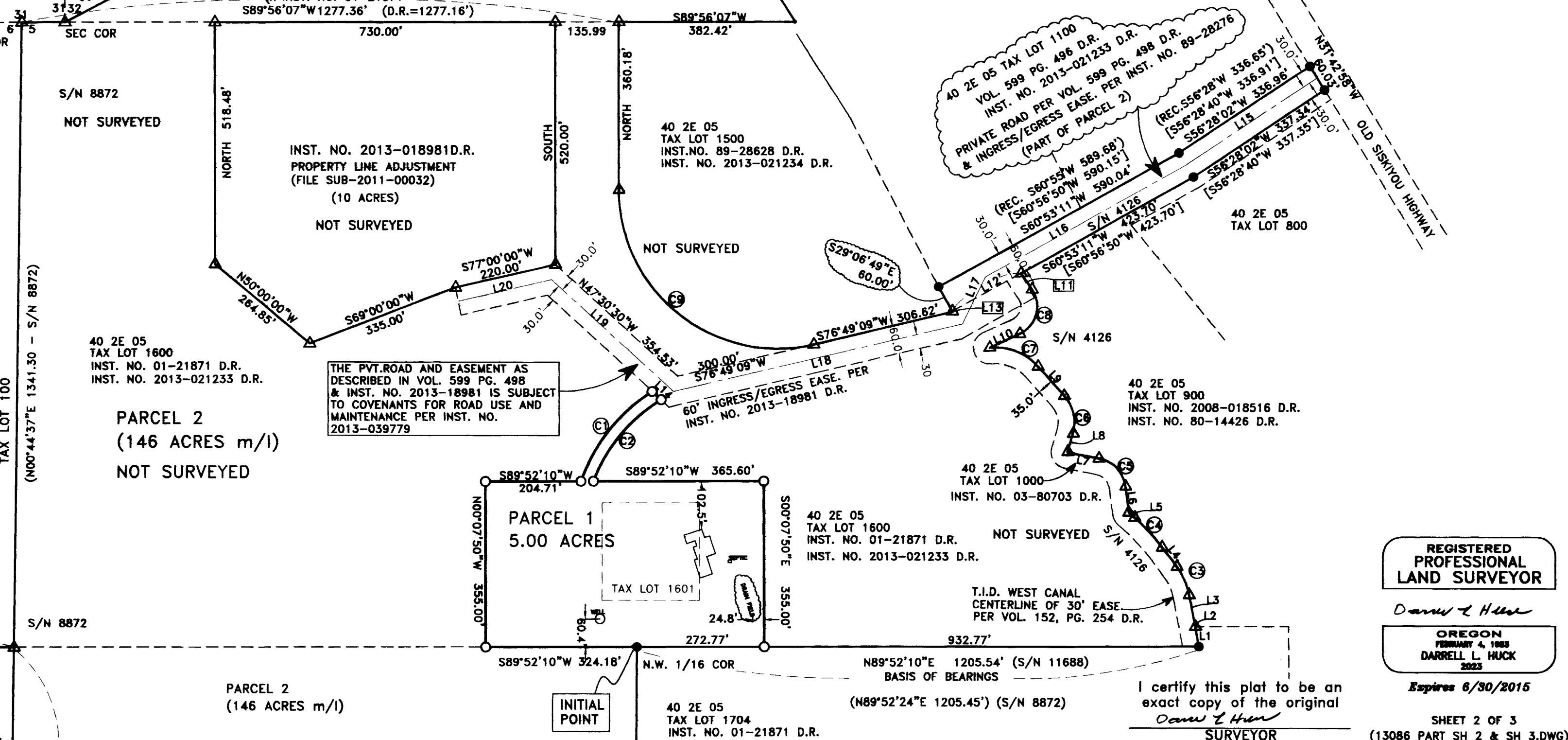
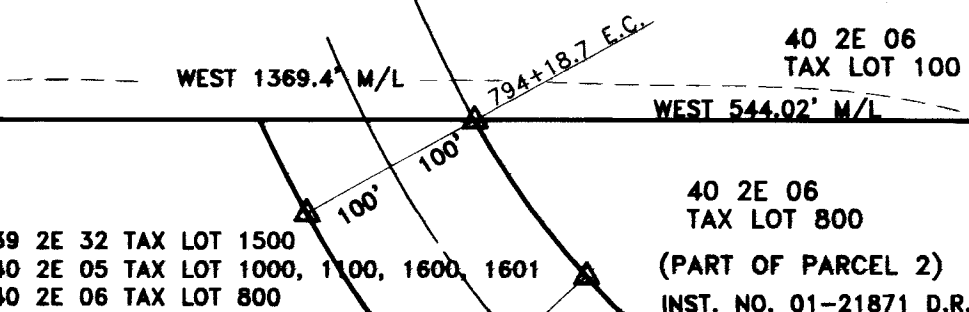
Title Exceptions as noted in Public Record Report (Tiear Title dated 12/02/13)

- 7. the property is subject to mineral rights reserved Vol. 55 Page 180 & Vol. 82 Page 2 (general in nature)
8. Access Restriction from Interstate Highway 5 Per Vol. 541 Page 447
16. Talent Irrigation Easement for overflow backwater Per Vol. 144 Page 161 (does not affect this property)
17. & 35 & 43 & 53 Talent Irrigation District Easement - 30' wide (location is not described)
18. & 34 & 42 & 54 Power line easements per: Vol. 116 pg. 427, 428 - located along Pacific Hwy (location not described) Vol. 178 pg 540 - affects tax lot 1500 (location not described) Vol. 280 pg 23 - affects tax lot 1100 (location not described) Vol. 452 pg 444 - affects tax lot 1500 (location not described)
19 & 55 & 56 Power - electrical facilities easement Per Vol. 464 pg 393 (does not affect this property)
20. Easement & Restrictive covenant per Inst. No. 81-11522 (does not affect this property)
21. Restrictive Covenant per Inst. No. 86-20850
22. Restrictive Covenant per Inst. No. 86-20849
23. Power line easement - 10' wide - Per Inst. No. 91-17461 - affects tax lot 1600 (location not described)
24. Easement for Ingress/Egress to benefit tax lot 1601 Per Inst. No. 91-22515 (location not described)
25. & 37 & 46 Power Easement - 20' wide Per Inst. No. 92-23417 (location not described)
26. & 38 & 47 Power Easement - 20' wide Per Inst. No. 92-32464 (location not described)
30. & 40 Easement and Covenants per Inst. No. 2013-039779
36. Power easement per Inst. No. 89-24119 affects tax lot 1000 (location not described)
37. Power easement per Inst. No. 92-23417 (location not described)
44. Joint Roadway Easement per Vol. 599 pg 498 Affects tax lot 1100 as noted
45. Ingress/Egress easement and Irrigation Ease. Per Inst. No. 89-28276 Ingress/egress over tax lot 1100 (location of irrigation line is not described)



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 9 rows of curve data.

LINE TABLE with columns: NO., BEARING, DISTANCE. Contains 20 rows of line data (L1-L20).



REGISTERED PROFESSIONAL LAND SURVEYOR Darrell L. Huck OREGON FEBRUARY 4, 1983

I certify this plat to be an exact copy of the original SURVEYOR Expires 6/30/2015 SHEET 2 OF 3 (13086 PART SH 2 & SH 3.DWG)